

City of Galveston, Texas
Brownfields Site Assessment Pilot Project (BSAPP)

Quarterly Project Progress Report
Second Fiscal Quarter 1999 (January 1, 1999 through March 31, 1999)

Submitted to U.S. EPA Region 6 Brownfields Project Officer

Ref. Nos: U.S. EPA Assistance ID No. BP986187-01-0
BSAPP Doc. No. BSAPP-001-99

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1.0 Background

The City of Galveston's Brownfields Site Assessment Pilot Project grant was officially awarded on September 30, 1998. Significant work has been conducted in the 2nd quarter; this document presents the second official quarterly report since the grant award.

2.0 Activities This Quarter

Task 1: Planning, Project Management & Coordination, Travel, Other

At EPA's request, KMA representatives spent the day with Ms. Debra Brown from Institute for Responsible Management (IRM). IRN is an EPA contractor that oversees and evaluates Brownfields Pilot Projects. Ms. Brown had several constructive ideas for the project and will be issuing a report within the next month.

Two sites have been selected for Site Investigations. The first site is located at 57th Street and Stewart Road. The Galveston Housing Finance Corporation is interested in purchasing this property for development of single family housing.

A Quality Assurance Project Plan (QAPP) and a Field Sampling Plan (FSP) was prepared for the 57th Street property and distributed to all parties for approval. Comments were received from EPA and have been addressed. Site work is expected to begin on May 3, 1999.

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KMA prepared and submitted an application to the TNRCC for consideration for the State to perform a Site Assessment at the property located at 600 51st Street. The State is reviewing the application and a decision is expected around May 1st, 1999. If the site is selected, the assessment will be conducted this summer. If the site is rejected, KMA will prepare a QAPP and a FSP and conduct the work under the BSAPP.

No out-of-town travel occurred this quarter in connection with the project.

Task 2: Identification/Selection of Sites & Data Base Development

During the past quarter, assessment of the 28 properties on the identified potential list continued. All of the identified sites have been mapped in the LandView III system, and have been entered into the BRIMS database.

Task 3: Community Involvement

The formal community involvement program, which was outlined in our proposal, has not yet commenced. This is scheduled to start by selection of the Brownfields Working Group as the site identification process is nearing completion.

A kick-off-meeting agenda is being prepared. Ms. Brown from IRM is sending an outline from several community meetings as an outline. The meeting will be scheduled for late May 1999.

Task 4: Phase I Environmental Site Assessments

No Phase I ESA activity has commenced. Existing ESA data is being gathered and studied on the properties discussed above.

Task 5: Phase II Environmental Site Assessments

No Phase II ESA activity has commenced.

Task 6: Redevelopment Planning

No redevelopment planning activity has been commenced.

3.0 Next Quarter's Planned Activities

- Continue site identification process, site data development, and database input.
- Organize Brownfields Working Group and hold first meeting.
- Move forward on 57th and Stewart Road site.
- Continue prioritization of identified sites for presentation to Working Group.
- Continue development of redevelopment goals and objectives.

4.0 Schedule Status

The project is on schedule. Approximately 28% of the approved 24-month schedule has elapsed. It is planned to complete the project in 16 to 18 months if possible.

5.0 Budget Status

A detailed project budget report is attached. As of this report, \$27,676.59, or 14% of the budget has been committed, and \$172,323.41 of the budget remains.

6.0 Work Products developed this Quarter

Quality Assurance Project Plan and Field Sampling Plan for 57th and Stewart Road Site.
Application for TNRCC Brownfields Site Assessment Services – 51st Street Site.

Target area key maps.

1st Quarter FY99 progress report.

Project budget report.

LandView III mapping.

BRIMS Database.

City of Galveston
Brownfields Site Assessment Pilot Project
Quarterly Budget Report: 2nd QTR FY99 (1/99 - 3/99)

Task Breakdown	PROJECT BUDGET	This Period 2ndQTR99	Previous Total	Cummulative To Date	Remaining Budget
Task 1: Planning, Project Management & Coordination, Travel, Other					
Prime Contract	\$ 35,000.00	\$ 7,500.00	\$ 7,500.00	\$ 15,000.00	\$ 20,000.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 3,600.00	\$ 58.64	\$ -	\$ 58.64	\$ 3,541.36
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
Other	\$ 2,000.00	\$ -	\$ -	\$ -	\$ 2,000.00
Task Total	\$ 44,200.00	\$ 7,558.64	\$ 7,500.00	\$ 15,058.64	\$ 29,141.36

Task 2: Identification/Selection of Sites & Data Base Development					
Prime Contract	\$ 20,000.00	\$ 6,000.00	\$ 6,000.00	\$ 12,000.00	\$ 8,000.00
Subcontracts	\$ -	\$ -	\$ -	\$ -	\$ -
Materials/Supplies	\$ 800.00	\$ -	\$ 610.00	\$ 610.00	\$ 190.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 20,800.00	\$ 6,000.00	\$ 6,610.00	\$ 12,610.00	\$ 8,190.00

Task 3: Community Involvement					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Materials/Supplies	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00
Task Total	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00

Task 4: Phase I Environmental Site Assessments					
Prime Contract	\$ 22,000.00	\$ -	\$ -	\$ -	\$ 22,000.00
Subcontracts	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 35,000.00	\$ -	\$ -	\$ -	\$ 35,000.00

Task 5: Phase II Environmental Site Assessments					
Prime Contract	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
Subcontracts	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
Materials/Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -
Task Total	\$ 45,000.00	\$ -	\$ -	\$ -	\$ 45,000.00

Task 6: Redevelopment Planning					
Prime Contract	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Subcontracts	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00
Materials/Supplies	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 5,000.00
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ 5,000.00	\$ 7.95	\$ -	\$ 7.95	\$ 4,992.05
Task Total	\$ 35,000.00	\$ 7.95	\$ -	\$ 7.95	\$ 34,992.05

PROJECT TOTAL	\$ 200,000.00	\$ 13,566.59	\$ 14,110.00	\$ 27,676.59	\$ 172,323.41
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**Potential
City of Galveston
Brownfields Inventory Development**

MAP 1		
BRIMS #	ADDRESS	NAME OF BUSINESS
TX167021	57th & Broadway	Cotton Concentration Warehouse
TX167022	425 59th Street	Galveston Conc. Products Company
TX167023	3 Lennox	Municipal Incinerator
TX167024	6102 Broadway	Sears Automotive Center
TX167025	600 - 51st Street	Teresa Black Wrecker Company
MAP 2		
BRIMS #	ADDRESS	NAME OF BUSINESS
TX167026	2417 57th Street	Vacant Lot
TX167027	5701 Avenue S	Vacant Lot
MAP 3		
BRIMS #	ADDRESS	NAME OF BUSINESS
TX167017	1119 23rd Street	Candys Photo/Young & Sons Garage
TX167018	910 23rd Street	Unknown
TX167019	2928 Broadway	Broadmoor Apartments
TX167020	3102 Avenue L	Abandoned Service Stations
TX167029	814 22nd Street	Masonic Temple
TX167030	2728 Ball	Lundy's Mortuary
MAP 4		
BRIMS #	ADDRESS	NAME OF BUSINESS
TX167005	202 25th Street	Panama Hotel
TX167006	2610 Mechanic	Unknown
TX167007	318 27th Street	Unknown
TX167008	2627 Market	Former Teledyne Plant Site
TX167009	2701 Market	Unknown
TX167010	2728 Postoffice	St. Vincent House
TX167015	707 23rd Street	Island Dialysis Center
TX167016	2327 Winnie	Galveston Model Dairy Co.
TX167028	302 25th Street	Unknown
MAP 5		
BRIMS #	ADDRESS	NAME OF BUSINESS
TX167003	514 21st Street	Martini Theater
TX167004	527 21st Street	Unknown
TX167014	2105 Church	Jean LaFitte Hotel
MAP 6		
BRIMS #	ADDRESS	NAME OF BUSINESS
TX167001	1802 Mechanic	Houston Ship Repair
TX167002	1801 Market	"Hope Chest"
TX167011	1201 Water Street (Harborside Dr.)	Old Mobil Oil Corp. Dist. Facility
TX167012	1202 Postoffice	Purity Ice Cream Company
TX167013	1528 Mechanic	Unknown